



Address: [3221 FANNIN LN](#)
City: GRAPEVINE
Georeference: 6303-3-4
Subdivision: CANNON HOMESTEAD ADDITION
Neighborhood Code: 3S100B

Latitude: 32.9716449281
Longitude: -97.1238003528
TAD Map: 2114-472
MAPSCO: TAR-012V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: CANNON HOMESTEAD
ADDITION Block 3 Lot 4

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: DOMUTAX LLC (13011)

Notice Sent Date: 4/15/2025

Notice Value: \$1,145,087

Protest Deadline Date: 5/24/2024

Site Number: 07888333

Site Name: CANNON HOMESTEAD ADDITION-3-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,238

Percent Complete: 100%

Land Sqft^{*}: 15,857

Land Acres^{*}: 0.3640

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

NORTHCUTT JEREMY C
NORTHCUTT LINDSAY

Primary Owner Address:

3221 FANNIN LN
SOUTHLAKE, TX 76092-3329

Deed Date: 5/30/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213142657](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUGLIUZZA DOMENICO;GUGLIUZZA RUTH	1/21/2008	D208024028	0000000	0000000
GUGLIUZZA DOMINICO;GUGLIUZZA RUTH	7/18/2003	D203299962	0017067	0000072
CONN-ANDERSON HOMES INC	3/20/2002	00155680000063	0015568	0000063
CANNON HOMESTEAD PRTNSHP	1/1/2001	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$872,087	\$273,000	\$1,145,087	\$1,025,308
2024	\$872,087	\$273,000	\$1,145,087	\$932,098
2023	\$887,213	\$273,000	\$1,160,213	\$847,362
2022	\$690,107	\$182,000	\$872,107	\$770,329
2021	\$536,499	\$163,800	\$700,299	\$700,299
2020	\$536,499	\$163,800	\$700,299	\$700,299

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.